



Request for City Council Committee Action from the Department of Public Works

Date: October 8, 2013

To: Honorable Sandra Colvin Roy, Chair Transportation & Public Works Committee

Subject: **Uptown (Hennepin-Lake), Dinkytown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South and 43rd St W, Upton Av S (Linden Hills) Special Service Districts, Proposed Services and Service Charges for 2014: Public Hearings**

Recommendation:

- A. Passage and summary publication of a Resolution for the Uptown, Central Avenue, Stadium Village, Nicollet Avenue South, South Hennepin Avenue, 48th Street East and Chicago Avenue South, and 43rd St W and Upton Av S Special Service Districts:
- B. Continue the public hearing for the proposed services and service charges for 2014 for the Dinkytown Special Service District to be held before the Transportation and Public Works Committee on October 22, 2013.
- C. Approving the special services and the budget cost estimates for the remaining districts in the lump sum total amount of \$953,925 for 2014;
- D. Approving the special service charges and the lists of service charges (assessments) for the remaining districts in the lump sum total amount of \$860,518 for 2014;
- E. Directing the City Clerk to transmit certified copies of the lists of service charges to the Hennepin County Auditor; and
- F. Directing the City Engineer to proceed with the work.

Previous Directives:

- September 10, 2013 – T&PW Committee directed staff to give notice of public hearings.

Department Information:

Prepared by: Suzette R. Hjermstad, RE Investigator II, 673-2401
Andrew Carlson, Project Manager, Transportation Maintenance & Repair

Approved by: _____

Steven A. Kotke, P.E., Director of Public Works

Presenters in Committee: Andrew Carlson, Project Manager, TM & R

Reviews

- Permanent Review Committee (PRC): Approval N/A
- Civil Rights Approval Approval N/A
- Policy Review Group (PRG): Approval N/A

Financial Impact

- Special assessments against benefited properties

Community Impact

- Neighborhood Notification: Public hearing notices sent out no less than 10 days prior to public hearing.
- City Goals: The City's infrastructure will be well-maintained; streets will be destinations.
- Comprehensive Plan: Consistent

Supporting Information

Each year, the Special Service District Advisory Boards recommend the services, estimated budgets and assessment methodology for the coming year for their respective Special Service District. These service charges would be collected on the 2014 real estate taxes in the same manner as special assessments. There is no interest charge applied. Each affected property owner was mailed a notice of public hearing with the service charge amount 10 days in advance of the public hearing.

Some notices of public hearing letters for the Dinkytown Special Service District had wrong service charge amounts. Staff recommends a continuation of the public hearing to October 22nd so amended notices can be mailed to all property owners/taxpayers.

Riverview Special Service District does not have any services or service charges for 2014, and therefore is not included in these scheduled public hearings.

1. UPTOWN SPECIAL SERVICE DISTRICT

The Uptown Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1.	Sidewalk Snow Services	\$172,000
2.	Sidewalk Sweeping & Cleaning	\$ 38,000
3.	Trash Receptacle Servicing	\$ 30,000
4.	Seasonal Lighting	\$ 66,000
5.	Streetscape Maintenance and Repair	<u>\$ 62,000</u>
TOTAL		\$368,000

The service charges are set up such that 100% of the cost of these services (\$368,000 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were less than the service charges revenues through 2012 by \$4,028. As provided for in Section 438.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$363,972 (\$368,000 minus \$4,028).

The service charges for 2014 have been calculated according to the methods recommended by the Advisory Board which are a combination of abutting property frontage (lineal) method and land and building value method for the Sidewalk Snow Services, Trash, Lighting, and Streetscape services.

If approved, the 2014 service charges of \$363,972 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$363,972 to be collected in 2014 is \$10,166 more than the amount of \$353,806 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the Uptown Special Service District.

2. DINKYTOWN SPECIAL SERVICE DISTRICT

The Dinkytown Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$ 81,000
2. Seasonal Lighting.	\$ 48,000
3. Litter Management	\$ 15,000
4. Banners	\$ 3,500
5. Streetscape Maintenance & Repair	<u>\$ 5,000</u>
TOTAL	\$152,500

The service charges are set up such that 100% of the cost of these services (\$152,500 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were less than the service charges revenues through 2012 by \$24,640. As provided for in Section 444.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$127,860 (\$152,500 minus \$24,640).

The service charges for 2014 have been calculated according to the method recommended by the Advisory Board which is an abutting property frontage (lineal) method for the properties receiving services.

If approved, the 2014 service charges of \$127,860 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$127,860 to be collected in 2014 is \$11,328 less than the amount of \$139,188 collected in 2013.

Staff recommends continuation of the public hearing to October 22nd for the Dinkytown Special Service District.

3. CENTRAL AVENUE SPECIAL SERVICE DISTRICT

The Central Avenue Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$ 72,600
2. Misc. Landscaping and Tree Maintenance	\$ 31,825
3. Streetscape Maintenance & Repair	\$ 46,000
4. Decorative Lighting	<u>\$ 17,000</u>
TOTAL	\$167,425

The service charges are set up such that 100% of the cost of these services (\$167,425 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were less than the service charges revenues through 2012 by \$51,698. As provided for in Section 446.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$115,727 (\$167,425 minus \$51,698).

The service charges for 2014 have been calculated according to the method recommended by the Advisory Board which is an abutting property frontage (lineal) method.

Minneapolis Police Department Precinct Number 2 at 1911 Central Avenue Northeast is located within the Central Avenue Special Service District. This property's allocated share of the service charges for 2014 is \$8,121.95.

If approved, the 2014 service charges of \$115,727 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$115,727 to be collected in 2014 is the same amount as collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the Central Avenue Special Service District.

4. NICOLLET AVENUE SOUTH SPECIAL SERVICE DISTRICT

The Nicollet Avenue South Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Seasonal Tree Lighting	\$ 65,000
2. Landscape Repair & Maintenance	\$ 28,000
3. Streetscape Maintenance & Repair	\$ 9,500
4. Spring/Fall Clean-up	\$ 2,500
5. Banner Replacement & Maintenance	\$ 2,000
6. Trash Receptacle Servicing	\$ 14,000
7. Sidewalk Snow Clearing at Corner	<u>\$ 40,000</u>
TOTAL	\$ 161,000

The service charges are set up such that 100% of the cost of these services (\$161,000 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were more than the service charges revenues through 2012 by \$19,028. As provided for in Section 448.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$180,028 (\$161,000 plus \$19,028).

The service charges for 2014 have been calculated according to the method recommended by the Advisory Board that is a land area strip method (50 foot strip along the streets receiving the services).

If approved, the 2014 service charges of \$180,028 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$180,028 to be collected in 2014 is \$15,863 more than the amount of \$164,165 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the Nicollet Avenue South Special Service District.

5. STADIUM VILLAGE SPECIAL SERVICE DISTRICT

The Stadium Village Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$ 56,500
2. Trash Receptacle Servicing	\$ 18,500
3. Misc. Streetscape, and Landscape Maintenance & Repair	\$ 13,500
4. District Identity	<u>\$ 16,000</u>
TOTAL	\$104,500

The service charges are set up such that 100% of the cost of these services (\$104,500 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 are less than the service charges revenues through 2012 by \$40,889. As provided for in Section 450.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$63,611 (\$104,500 minus \$40,889).

The service charges for 2014 have been calculated according to the methods recommended by the Advisory Board which are: Each tax parcel is charged \$250 with the remaining costs being charged by using an abutting property frontage (lineal) method.

Minneapolis Fire Department Station Number 19 at 200 Ontario Street Southeast is located within the Stadium Village Special Service District. This property's allocated share of the service charges for 2014 is \$2,957.70.

If approved, the 2014 service charges of \$63,611 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$63,611 to be collected in 2014 is \$9,184 less than the amount of \$72,795 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the Stadium Village Special Service District.

6. SOUTH HENNEPIN AVENUE SPECIAL SERVICE DISTRICT

The South Hennepin Avenue Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$ 30,000
2. Seasonal Lighting	\$ 16,000
3. Landscape, Maintenance and Repair	\$ 49,000
4. Streetscape Maintenance and Repair	\$ 23,000
5. District Identity	\$ 1,000
6. Trash Receptacle Servicing	<u>\$ 1,500</u>
TOTAL	\$120,500

The service charges are set up such that 100% of the cost of these services (\$120,500 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were less than the service charges revenues through 2012 by \$3,593. As provided for in Section 454.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$116,907 (\$120,500 minus \$3,593).

The service charges for 2014 have been calculated according to the method recommended by the Advisory Board that are: Each tax parcel is charged equally for Holiday Lighting, Planter Maintenance, Retaining Wall Maintenance, Tree and Shrub Replacement, and Trash Removal, with the remaining costs being charged by using an abutting property frontage (lineal) method. The services are along Hennepin Avenue South from approximately Franklin Avenue West to 28th Street West.

If approved, the 2014 service charges of \$116,907 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$116,907 to be collected in 2014 is \$25,002 more than the amount of \$91,905 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the South Hennepin Avenue Special Service District.

7. 48th STREET EAST AND CHICAGO AVENUE SOUTH SPECIAL SERVICE DISTRICT

The 48th Street East and Chicago Avenue South Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$10,000
2. Streetscape Maintenance and Repair.	\$ 2,000
3. Parking	\$ 500
4. Litter Container Pick-up	\$ 2,000
5. Seasonal Lighting	\$ 4,500
6. Security	<u>\$ 500</u>
TOTAL	\$19,500

The service charges are set up such that 100% of the cost of these services (\$19,500 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 were less than the service charges revenues through 2012 by \$16,014. As provided for in Section 457.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$3,486 (\$19,500 minus \$16,014).

The service charges for 2014 have been calculated according to the method recommended by the Advisory Board that is the street frontage (lineal) method for the streets receiving services. The services are along Chicago Avenue South from 47th Street East to approximately mid-block between 48th and 49th Streets East.

If approved, the 2014 service charges of \$3,486 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$3,486 to be collected in 2014 is \$8,237 less than the amount of \$11,723 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the 48th Street East and Chicago Avenue South Special Service District.

8. 43rd STREET WEST AND UPTON AVENUE SOUTH (LINDEN HILLS) SPECIAL SERVICE DISTRICT

The 43rd Street West and Upton Avenue South Special Service District Advisory Board has recommended the services for 2014 which along with the estimated costs for 2014 are as follows:

1. Sidewalk Snow Services	\$ 500
2. Streetscape Maintenance and Repair.	\$ 500
3. Landscape Maintenance & Repair	\$ 5,000
4. Decorative Lighting	\$ 5,000
5. Trash Receptacle Servicing	\$ 1,000
6. District Identity	<u>\$ 1,000</u>
TOTAL	\$13,000

The service charges are set up such that 100% of the cost of these services (\$13,000 estimated for 2014) is recovered from the affected properties. However, the expenditures for services through 2012 are more than the service charges revenues by \$3,787. As provided for in Section 452.70 of the Minneapolis Code of Ordinances, the actual amount of service charges to be collected in 2014 is \$16,787 (\$13,000 plus \$3,787).

The service charges for 2014 have been calculated according to the same method as the original streetscape assessments that is: the street frontage (lineal) method for 33.33% of the cost, parcel area (square foot) method for 33.33% of the cost and land and building market value method for 33.33% of the costs for the streets receiving services. The services are along Upton and Sheridan Avenues S from approximately mid-block between 42nd St W and 43rd St W to approximately 170 feet South of 44th St W, 43rd St W from Vincent Ave S to approximately 300 feet east of Sheridan Ave S and 44th St W from Sheridan Ave S to approximately 135 feet West of Sheridan Ave S.

If approved, the 2014 service charges of \$16,787 would be collected on the 2014 real estate tax statements in the same manner as special assessments. There is no interest charge applied. The amount of \$16,787 to be collected in 2014 is \$13,138 less than the amount of \$29,925 collected in 2013.

Staff recommends approval of the services and service charges for 2014 in the 43rd Street West and Upton Avenue South Special Service District.

Cc: Council Member Kevin Reich

Council Member Cam Gordon

Council Member Diane Hofstede

Council Member Robert Lilligren

Council Member Lisa Goodman

Council Member Elizabeth Glidden

Council Member Meg Tuthill

Greg Goeke, Director, Property Services

Janee Harteau, Minneapolis Police Chief

John Fruetel, Minneapolis Fire Chief